



Neilsen's Place is a shared service and retail space, where shoppers can spend time wandering among the stores exploring what each offers.

Ideally located in the centre of Laidley's shopping area.

Increase your sales opportunities and gain exposure for your products.

Neilsen's Place is ideal for new and growing businesses, providing lower entry costs and a flexible licensing arrangement.

It is a commercial environment where new business can start to trade, test the market and begin to build a customer base.



The Neilsen's Place business incubator is an economic development initiative of Lockyer Valley Regional Council to support the growth and development of early stage business.



## Laidley Business Incubator

130 Patrick St Laidley



Lockyer Valley Regional Council  
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Neilsen's Place offers open shared space for service or retail business in a flexible configuration, available in either 3x3, 6x3 or larger if required.

Currently seeking people with exciting new products and services wishing to establish and trade in Laidley.

Occupants will be granted a licence to occupy a defined space, for a permitted use, which can be terminated by either party with one month's (30 days) notice.

The licence does not create a landlord/tenant and/or lessor and lessee relationship between the parties. Licences are personal to the licensee and cannot be transferred to another person.

Unfortunately, if you are currently renting commercial premises in the Lockyer Valley you cannot relocate to Neilsen's Place.

### What does it cost?

3m x 3m space \$240 per month

3m x 6m space \$390 per month

This includes electricity and access to Wifi network.

### What else do I need to know?

You will also be required to have your own public liability insurance with a reputable insurer covering the use of the licence area to the amount of \$20 million and provide a Certificate of Currency to Council.

You have limited capacity to make material changes or modifications to the spaces, and any modifications require prior approval of Lockyer Valley Regional Council.

Proposals are assessed using a variety of criteria including: ability to attract customers, the variety of retail offering in the building, and impact on existing business in Laidley.

Business proposals based around the sale and service of food and/or alcohol for consumption on the premises will not be permitted.



Neilsen's Place is overseen by Lockyer Valley Regional Council and is an economic development initiative supporting new business to establish and grow.

Occupants of Neilsen's Place are responsible for the management and operation of their own spaces. Collaboration with other users is encouraged, but any arrangement made is between the parties and independent of Lockyer Valley Regional Council.

Current opening hours are:

Monday—Thursday 8:30am—4:30pm

Friday 8am—4:30pm

Saturday 8:30am—1pm

Further enquiries and information:

Ray Bachmann Real Estate  
150 Patrick Street, Laidley  
Phone 5465 1493

